

Design Review Board

Meeting Minutes

November 8, 2022

8:33 AM- 9:56 AM

Present: Chairman Michael Hally, Cindy DuBose, Hazel Nourse, Allison Giammarco

Also present: Jim Robbins-Town Planner, Kristen Belanger-Administrative Assistant

Not present: Christian Hedrick

RECEIVED
TOWN CLERK'S OFFICE

2022 MAY 31 PM 12: 53
TOWN OF WESTBOROUGH

The meeting of the Design Review Board was held in the Great Hall of the Forbes Building at 45 West Main Street, Westborough on Tuesday November 8, 2022 at 8:33 am. Member Hally convened the meeting at 8:33 am.

Old/New Business

Member Hally made a motion to approve the minutes from 8/11/2022, 8/31/2022 and 9/13/2022.

Member Dubose seconded.

Vote: 4-0

Request to Widen Driveways on Type C Units, Relocation of Light Poles and any Related Design Adjustments for Village Commons, 1 Gleason St

Residents of Village Commons attended to speak regarding driveways.

Cijo Johnny- 7 Daania Dr. & Prasanth Prakasan-15 Daania Dr.

In the original plans presented by the developer when buying the property, there was an option for an extended driveway. It was explained they would need to get this approved through the town. They would like to propose a 6' extension of the width. The current driveway is 12' wide. It is a maneuverability issue.

Member Nourse remarked this has been before DRB and it was not approved. Unless there has been a significant change in what is going on she does not want to overturn that decision. Original plan for the community was to have one car it is a transportation oriented village. If residents were told this was an option that was incorrect.

Member Hally explained there were all types of proposals presented originally from the developer. However, the one with extended driveways was never approved.

Mr. Robbins confirmed the plans being referenced were the original 10/14/14 and submitted to DRB on 4/7/20 which had no signature block, it was submitted to DRB but was never approved.

Member Nourse thinks since this is not on the main road it is not a safety hazard. In order to be approved, width and specs need to be provided.

Larry Greene, Landscape Architect for the developer, asked if there is another hard surface they would approve or an amount less than 6'.

Member Nourse suggested to adjourn and members go out and take a look.

Member DuBose confirmed with the residents that all Type C units would be requesting this.

Mr. Robbins asked if everyone has two cars. Mr. Prakasan responded he only has one. A large car barely fits in the garage but there is very little room to get out of it.

Chairman Hally explained, after DRB members visit the site, the developer would need to submit a proposal on where this would be installed, dimensions, materials etc.

The Board discussed the time to meet on site. It was agreed to meet on Tues 11/22.

Larry Greene attended on behalf of the developer regarding the light poles.

A plan was submitted which showed original and proposed pathway lights. The option on the right is solar. He proposes to move light fixtures off the driveways to the pathways.

Chairman Hally asked how long the solar mushroom lights will last before they die out. What is ongoing maintenance of this? He thinks lights could be more impactful on the driveway or closer to the house.

Mr. Robbins pointed out the lighting locations on the plan. If driveways are widened these lights will need to be moved. He doesn't know if the residents even use the sidewalk behind the units. If they do the lighting here would be a good option.

A picture was shared by Mr. Greene that showed a light fixture over a garage door.

Member Nourse pointed out they are decreasing the number of fixtures by half.

Mr. Greene entertained if the board approves a solar option, the developer would consider adding extra fixtures.

With an acorn style light fixture you can get a top shield and interior shield to direct the light. Mr. Greene thinks a photometric would help the board understand the lighting option.

Chairman Hally asked if lamps mounted on the house that are photosensitive would help with this issue. Another issue is not having to cut the concrete to hard wire the lights. Chairman Hally suggested cobblestone could help.

DRB needs to see a cut sheet and a physical example of pathway lights. A photometric is needed to confirm the entire path is lit.

Mr. Robbins informed the board that Mr. Ansari, the developer mentioned he would get similar light poles to Baystate Commons. These are acorn lights, top is frosted which forces light to shine down.

The Board asked Mr. Greene to come back on 11/22. He will forward any specs prior to give to the board. He will also stake out an exhibit of the proposed driveway for an example.

Landscaping-

To have more of an evergreen screen along the back of the property, the developer wants to propose an arborvitae screen. Red Cedar is a little more salt tolerant and hardier. However, the arborvitae provides good color and is more readily available.

Mr. Robbins asked if the community garden and open space area is being planned? Mr. Greene will discuss with the developer and get back to the board.

Mr. Robbins asked Mr. Greene to notify the developer for a construction schedule for all the landscaping and lighting installation. Spec are required for solar lighting, spec for street lighting and any photos where street lights are used. Width of driveway, get one staked in the field, plan for community garden and open space lawn.

Chairman Hally commented a normal driveway is 14'. These are 12'.

Mr. Robbins added a resident explained to him that their idea was to be able to pull a second car over far enough so that the car in the driveway can leave without moving the second car.

Mr. Robbins spoke to the board about the inspection he completed onsite on 10/19/22. There were several discrepancies that will require the developer to make a proposal and have the DRB to amend the plan.

Unit 13 is an affordable unit and Mr. Robbins signed the occupancy.

Unit 14 has people waiting that signed a P&S two years ago. These people were told that they would be finished in 6 months.

There is a performance bond that the developer has with the town to ensure the remaining work is completed. However, the town would need to complete the work and be reimbursed. In order to get the money we would need to go to town meeting to ask for it.

Town Planner can hold the developer to the public safety items like completing top coat on the road, lighting etc. He cannot hold him to landscaping, community garden etc.

Member Hally made a motion to adjourn at 9:56 am. Member Giammarco seconded.

Vote: 4-0

Respectfully submitted,

Kristen Belanger

Planning Dept. Administrative Assistant

APPROVED:



****One board member signature required for approval.***